

February 9, 2024

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

**Re: 2002 Richmond Road, 1909 Birch Street, 1769 Pembroke Street
Rezoning and Development Permit Application Revision 1**

The following is an itemized comment by comment response to the feedback from City staff on the previous submission.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Damant', with a large, stylized circular flourish on the left side.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

A handwritten signature in black ink, appearing to read 'P. Johannknecht', with a large, stylized circular flourish on the left side.

Peter Johannknecht, Architect AIBC, RAIC, LEED AP
Architekt+Innenarchitekt AKNW (GER), cert.
Passive House Designer, Principal

Department	Comment #	Comment	Author of Response	Formal Response	Reference
Development Services	1.1.1	The application generally meets policies related to the OCP, urban design, use, and general form, and could be a positive contribution to the Jubilee Large Urban Village. Some areas of the proposal should be refined to help improve street relationships, meet urban design principles in the OCP, and to better align the <i>Design Guidelines for Multi-Unit Residential, Commercial, and Industrial</i> .	Team	Acknowledged	—
Development Services	1.1.2	The Turner building was not only valued for its unique architectural form, but also its social and cultural value as a gathering place. It is noted that the application is attempting to play off this unique architectural form, the uses, and as a neighbourhood gathering place.	Team	Acknowledged	—
Development Services	1.1.3	Thank you for the proposed public plaza on Birch at Richmond – a street closure is generally supported in this location to realize mobility, public realm, and urban forestry policy objectives. Staff have reviewed the design and have provided some preliminary comments below. Staff would recommend a meeting with the design team to further refine the design. Staff are also reviewing the request for financial assistance to realize the plaza improvement , which are typically developed and secured via covenant as a condition of rezoning. To assess at a staff level and provide a recommendation for future Council consideration, please revise the letter to include 1) standard frontage works to centerline, and 2) Work with staff to revise the proposed plaza design .	Team	The plaza design has been revised, and is shown in comparison with a conventional frontage improvement. This can be found in the cost sharing proposal from Empresa properties, as well as the architectural and landscape drawing sets.	A015
Development Services	1.1.4	A housing agreement for rental would be secured on title as a condition of Rezoning.	Empresa	Acknowledged	—
Development Services	1.2.1	The building massing may require revisions to meet City objectives around providing large street trees, bike lanes, boulevard, public realm, etc. Please see comments from Land Development, Parks, and Transportation. We would encourage meeting with City departments to discuss this in further detail.	Team	Acknowledged	—
Development Services	1.2.2	The fan shape massing creates an interesting architectural landmark for the area, however, some Planning staff have concerns it may erode the composition of the flat iron condition. Consider revisions to simplify the design to create a more simplified massing and enhance the flat iron. Please provide justification for the fan design choice.	Cascadia Architects	The fan shape of the building responds to multiple site conditions, balancing competing criteria. The following list identifies the considerations involved in choosing the fan shape: 1. A economically viable project requires the building to maximize available area, pushing the floor plate to the property line, particularly at the southern apex of the site. 2. The ground floor steps inward to retain a continuous street wall with the adjacent property. In response to this step, relief from the overhanging building provides light at the ground level as well as space for medium sized street tree canopies to grow to maturity. 3. The resulting fanning and stepped building face visually converges on the bullnose of the flat iron corner, which provides an dramatic and recognizable architectural form, emphasizing the drama of the site geometry.	—
Development Services	1.2.3	Please provide the soffit material. A quality soffit material could really add to the design as its such a visible component.	Cascadia Architects	The proposed soffit material will be a dark reddish pre-painted and textured metal, contrasting with the primary metal facade, to better highlight the fan shape of the architecture. The ground level soffit material will be lighter in colour than the upper levels, and perforated with sound absorbing insulation in the soffit cavity.	—

Development Services	1.2.4	Please move PMT to another location on Pembroke or Birch, so that it does not impact the SRW or public realm. Revisions should be made the materials in this location as well.	Team	The PMT will be moved to Pembroke, allowing the Richmond street SRW to stretch north to south.	A101
Development Services	1.3.1	The Multi-unit Design Guidelines encourage making the residential entrances more prominent and emphasised. Consider making the residential entry more of a feature.	Cascadia Architects	The residential entry is now emphasized to differentiate itself from CRU entries, and is appropriately scaled as a residential entry.	A011, A121, A200
Development Services	1.3.2	The design guidelines discourage unvaried stretches of building mass. Consider visually breaking up the Birch Street elevation through materials and undulations.	Cascadia Architects	Revised facade design reduces the uniformity by creating more light/dark variation across the Birch Street facade, by reducing fin depth, which helps reveal glazing patterns, and through the use of alternating fin directions, grouped together to correspond with unit sizes.	A010, A011, A200
Development Services	1.4.1	Consider the adjacency to the neighbouring property to the north and future development potential. This development should not hinder future development.	Cascadia Architects	Preliminary unit layouts shown in architectural drawing set.	A128
Development Services	1.4.2	More information is needed to assess the impact on the adjacent site to the north. Please provide unit layout information on floorplans.	Cascadia Architects	See 1.4.1	—
Development Services	1.4.3	On page 20 north facing elevation, please show the neighbouring building as more transparent or as an outline, so that the proposed building/windows can be assessed.	Cascadia Architects	Drawings revised to show building beyond.	A200, A201
Development Services	1.5.1	More information is needed to assess the materials proposed. The use of tile is interesting as it relates to the original building. The Design Guidelines encourage taking cues from surrounding areas and using high quality materials.	Cascadia Architects	See 1.5.2 and 1.2.3	—
Development Services	1.5.2	Please provide more information on the metal panel proposed. Perhaps the colour being used and example on another building. A physical material board may be asked for in the future.	Cascadia Architects	The metal panel proposed will be a pre-painted product that is light with goldish or bronze highlights. Multi-stage painting process to provide variation, depth, and specular highlights. The panels will be a combination of floor to floor spans as well as intermediary seams to provide additional texture, opportunity for colour variations and resistance to oil canning. The exact product will depend on availability and costs at the time of tender and construction.	A200, A201
Development Services	1.6.1	Please describe any accessible features in the building. Consider including accessible or adaptable units.	Cascadia Architects	Two accessible stalls meet the required by law count (2) for the commercial use on the property. Public entries to the residential lobby and bike rooms will have automatic door openers. Electric cargo bike parking stalls will double as scooter parking and electrical outlets for charging will be available. The building will meet the code requirement for accessible and adaptable units at the time of building permit application.	A121
Development Services	1.6.10	Updated letter to Mayor and Council providing more details on the proposal.	Team	Acknowledged	—
Development Services	1.6.2	Having a mix of unit sizes and rental housing is supported. Please consider providing 3-bedroom units for a greater housing mix and providing more family friendly units. This is not a requirement, but a suggestion based on the direction of Council to provide more family-sized units.	Empresa, Cascadia Architects	Due to the site geometry and associated financial constraints, 3-bedroom units are not viable on this site. Empresa has developed 3-bedroom rental units on other projects in the City of Victoria and will seek 3-bedroom opportunities in future projects.	—
Development Services	1.6.3	Please add a more substantial landscape screening for the parking area on Pembroke.	Biophilia	Planting updated to provide the best screening possible	L2.00, L2.01 and L2.02

Development Services	1.6.4	Consider reducing parking for residents, while providing car share and all accessible spots. Please see Transportation comments and Plan Check for more information. This may also help to increase the amount of soft landscaping and screening of the parking area.	Cascadia Architects	Drawing revised to meet the accessible parking requirements for commercial and visitor parking.	A101
Development Services	1.6.5	Please consider using high quality, permeable and durable paving materials in the parking area. Paved surfaces should have visual interest. Asphalt should be minimized by integrating a variety of paving materials, or by use of alternate surface treatments.	Biophilia	Paving material changed for stamped pervious concrete for better visual interest	L1.01
Development Services	1.6.6	If there is an interest from the applicant, consider incorporating elements from the Turner Building or previous uses in the design. For example, is there an opportunity for some of the materials to be repurposed, such as the tiles, signs, etc. Or consider having historic photos in the lobby etc.	Cascadia Architects	The project team is dedicated to carrying on the legacy of the past uses of the site through imagery and artwork. The semi-permanent site furniture is proposed to be imprinted with historical imagery. Other opportunities for historical imagery exist, including public areas of the building like the bike rooms and the residential lobby. Further consultation with community members, tenants, and owner are required to finalize the concept. Preliminary concepts will be presented to the advisory design panel.	—
Development Services	1.6.7	Consider CEPTED principles in the design, such as the under-building driveway and area between the north side of the building and the adjacent property.	Cascadia Architects	Fence and gate added at North side property line. Wall at under-building driveway updated to screening to allow sight lines into space.	A121
Development Services	1.6.8	Coordinate the level 1 floor plan and the landscape plan. It appears the area around the residential entry is different.	Biophilia	Acknowledged	—
Development Services	1.6.9	NOTE: The Plan Check for the proposal has outstanding issues or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.	Cascadia Architects	Project data revised.	A101
Development Services	1.6.10	NOTE: The Plan Check for the proposal has outstanding issues or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.	Cascadia Architects	Letter to the Mayor revised with additional description	Letter
Eng - Land Dev.	2.1	Please show SRW in favor of the city along Richmond frontage to northern property line.	Cascadia Architects	See 1.2.4	—
Eng - Land Dev.	2.2	Proposed pad mounted transformer cannot be in the Richmond SRW area. Please relocate to the Birch or Pembroke frontages.	Cascadia Architects	See 1.2.4	—
Eng - Land Dev.	2.3	Please clearly label and dimension all SRW areas across all plans.	Cascadia Architects	Dimensions provided for Volumetric SRW in all plans.	throughout
Eng - Land Dev.	2.4	Please note that urban design related comments under Development Services review may influence frontage requirements.	Cascadia Architects	Acknowledged	—
Eng - Land Dev.	2.5	Road dedication (1.98m) & SRW (2.923m) along Richmond Rd frontage	Cascadia Architects	Dedication and Volumetric SRW dimensions revised.	A101, A121
Eng - Land Dev.	2.6	Road dedication (1.78m) on Pembroke St frontage	Cascadia Architects	Road dedication revised.	A101
Eng - Land Dev.	2.7	SRW (0.998m) along Birch St frontage	Cascadia Architects	Volumetric SRW revised.	A101, A121
Eng - Land Dev.	2.8	All TDM measures as requested by the Transportation Department to the satisfaction of the Director of Engineering	Cascadia Architects	Acknowledged	—
Eng - Land Dev.	2.9	The Requirements of the Sanitary Attenuation Report be secured (if necessary) and be registered in a legal agreement.	Cascadia Architects	Acknowledged	—

Eng - Transpo.	3.1	Thank you for illustrating the offered SRWs on the plans. Once updated, these SRWs will be recommended by staff to help fulfill Official Community Plan (OCP), GoVictoria, and Urban Forest Master Plan objectives for active transportation improvements and urban forestry objectives.	Cascadia Architects	Acknowledged	—
Eng - Transpo.	3.2	Richmond Road is classified as a secondary arterial highway. The standard width for a secondary arterial highway is 25m while the existing width is 18m. The help achieve Council approved transportation and urban forestry objectives on this corridor staff recommend the proposed Statutory Right of Way (SRW) be made a condition of rezoning. The proposed SRW will be used for highway purposes on Richmond Road and must extend to the northern property line of the property to make the proposed and future improvements on Richmond Road. Please remove any parts of the proposed building that will hinder the use of this area for transportation purposes including the Pad Mounted Transformer (PMT). A plan revision is required.	Cascadia Architects	See 1.2.4	—
Eng - Transpo.	3.3	Staff do not support the requested parking variance for accessible parking. The single proposed accessible parking stall does not meet minimum dimensions or required markings. The plan check dated October 2023 indicates 3 accessible, 1 van accessible, and 1 visitor van accessible stalls are required. Please see the Zoning Regulation Bylaw for standard markings and signage requirements. Staff would support no residential parking being provided on the property. All the parking provided on site should be for accessible parking and provided for commercial and visitor parking only. A plan revision is required.	Cascadia Architects	See 1.6.4. Markings and dimensions revised for accessible parking stalls.	—
Eng - Transpo.	3.4	The proposed parking variance for the development is significant. 79 stalls are required while only 16 are proposed. To help provide affordable and sustainable transportation options for future residents, visitors, and staff of this property and for the requested parking variance to become supportable by staff a minimum of 20% of the required long term bicycle parking must be designed for cargo bikes. These stalls must have a minimum dimension of 0.9m wide and 2.4m long and enable the bicycle to be parked in a horizontal position. A plan revision is required.	Cascadia Architects	Long-term bicycle parking areas revised to accommodate 20% cargo bikes.	A121
Eng - Transpo.	3.5	For the requested parking variance to become supportable by staff and provide future residents and employees of the building with suitable transportation options a minimum of 10% of the residential units and each of the commercial units must be provided with one BC Transit EcoPass for a minimum of a 5-year term. Staff will recommend these passes be secured prior to final adoption. A plan revision is required.	Empresa	See revised transportation impact assessment report and associated TDM measures.	—

Eng - Transpo.	3.6	As a condition of rezoning, to support the parking variance and additional density staff will recommend the applicant be financially responsible for a new pedestrian crossing of Richmond Rd with appropriate signs and Rapid Flashing Beacons (RFB) at the intersection of Richmond and Pembroke. A plan revision is required.	Empresa / BUNT / Cascadia Architects	The applicant and the consultant team support Rapid Flashing Beacon to grow pedestrian connectivity in the neighbourhood. BUNT & Associates have assessed that pedestrian activity currently exists in the Jubilee Village area, and the need for signalization is not a resultant of the proposed project, nor a quantifiable TDM measure. The project will contribute Development Cost Charges, designed to contribute to the increased capital costs of city transportation infrastructure due to the project's role in increased infrastructure load. The team acknowledges that RFBs may not be directly funded by this contribution.	—
Eng - Transpo.	3.7	The two car share vehicles provided must be home based point to point Electric Vehicles (EV). A contribution of a minimum of \$55,000.00 for the purchase and operating costs for each vehicle will be recommended by staff and will be secured prior to final adoption. The reserved on-site car share parking space and access to this parking space must be registered on the title of the property, be accessible to all members of the car share organization and be constructed to the specifications as described by the car share organization. A level 2 car charger to the car sharing organizations specifications must be provided and installed for the car share parking spaces at the applicant's expense. A plan revision is required.	Cascadia Architects	Drawings revised to show EV chargers for car share stall and visitor parking stall. All parking to be EV ready.	A101
Eng - Transpo.	3.8	Please remove the proposed permanent wall from the right of way on Birch. A temporary annual patio permit can be applied for by the tenant of an adjacent property. Illustrating a wall and patio on the public right of way for a rezoning or development permit applicant may cause future confusion on what has been applied for and what has been approved by the Council. A plan revision is required.	Cascadia Architects	Drawings revised to remove wall and railings from right of way.	A121
Eng - Transpo.	3.9	A turn around for a Medium Single Unit Truck (MSU) must be provided at the terminus of Birch Street. Please illustrate the manoeuvring required for this design vehicle on plans. Also, emergency vehicles including fire trucks must be able to pass through the plaza. Please also illustrate this requirement on plans using Victoria Fire Departments Ladder 1. A plan revision is required.	BUNT	New AutoTURN illustrates MSU vehicles have difficulty conducting a turnaround recommended on Birch Street as the primary means by which large vehicles exit Birch. Rather, the Birch Street Plaza will have a low-frequency one way drive aisle for large vehicles. Turnaround would require the removal of curbside parking along both sides of Birch Street adjacent to the site. MSU vehicles may instead be best to remain on Pembroke and have the garbage bins brought over to Pembroke through the parking area.	A101, Transportation Report, Bunt Exhibit D1.a
Eng - Transpo.	3.10.	Additional information supporting the proposed MSU turn around area included within the TIA is required including details on the required infrastructure changes and supportability by neighbouring property owners. A plan revision is required.	Cascadia Architects	See 3.9.	—
Eng - Transpo.	3.11	The proposed on-site parking must not encroach on the Statutory Right of Way (SRW) on Pembroke or cause vehicles to back out on an acute angle across the public sidewalk as this will cause safety concerns for passing pedestrians. The Zoning Regulation Bylaw also requires parking to be located a minimum of 1.0m from the SRW boundary and landscaping to be included in this area. A plan revision is required.	Cascadia Architects	Drawings revised to meet minimum setback and remove SRW encroachment.	A101

Eng - Transpo.	3.12	The required short term bicycle parking must not be located on the Statutory Right of Way (SRW). A plan revision is required.	Cascadia Architects	Short-term bicycle parking revised.	A121
Eng - Transpo.	3.13	The width of the proposed driveway crossings must comply with the Highway Access Bylaw. The minimum widths prescribed in this bylaw ensure commercial vehicles can access the proposed land uses. Enabling a Medium Single Unit (MSU) truck through the site will help improve the function of the proposed land use, enable servicing of the property, and comply with the intent of this bylaw while minimizing the need for a turn around area at the terminus of Birch Street. A plan revision is required.	Cascadia Architects	Revised	—
Eng - Transpo.	3.14	Please provide specific information on the offered upgrades to surrounding bus stops. Drawings illustrating these changes will be required for the purposes of reviewing and providing comments on these changes. These drawings will also be used for the purposes of securing these improvements as a condition of rezoning through a TDM covenant. Please see BC Transit's infrastructure guide when developing these drawings. A plan revision is required. List any items to be addressed on the drawing prior to COTW.	BUNT	There are no proposed upgrade to surrounding bus stops.	—
Eng - Transpo.	3.15	The proposed closure of Birch Street to through traffic results in the need to consider impacts and provide mitigation or changes on Begbie at Ashgrove to enable two-way traffic. There is an existing one-way condition at this intersection. The provided Traffic Impact Assessment did not identify the required changes to accommodate the closure of Birch Street on these streets. A plan revision is required.	BUNT	The TIA analysis indicated that no changes to the existing one-way condition at Begbie / Ashgrove is required through development impact. This closure would be a city lead initiative. The project teams suggested consulting with the neighbourhood as this item was of concern to residents in the area. Bunt notes that converting to two-way traffic may assist with loading vehicle circulation as larger loading vehicles could circulate to and from Pembroke and Ashgrove without having to conduct a turnaround movement. For example garbage collection for subject site may be conducted by vehicle turning onto Pembroke, staging on Pembroke then having bins brought to vehicle, the vehicle could then travel through Begbie Street to Ashgrove Street to Fort Street.	—
Eng - Transpo.	3.16	Please illustrate the offered end of trip facilities intended to support active transportation users on the plans. These facilities should include showers, lockers, change areas, benches, sinks, and mirrors. A plan revision is required.	Cascadia Architects	Plans revised to show end-of-trip facilities.	A120
Eng - Transpo.	3.17	Please revise letter to Council indicating Building Permit conditions will include requirements that the applicant is financially responsible for full frontage replacement of curb, gutter, sidewalk, street lighting, drainage, asphalt, trees, and boulevard to the centre line of surrounding streets to current City of Victoria standards.	Empresa	Please refer to the letter from Empresa Properties outlining the cost sharing strategy for the frontage improvements along Richmond and Birch, which includes the proposed street closure on Birch.	—
Eng - Transpo.	3.18.1	Simplify and consolidate planter areas to respond to desire lines and create larger contiguous soil volumes to support healthy mature tree canopy in strategic locations, including use of soil cells.	Biophilia	The planters have been redesigned to provide mature large trees at grade	L1.01
Eng - Transpo.	3.18.2	Integrate seating into planters to respond to sunlight access and orientation to activity areas within plaza while maintaining minimum 2.5 m pedestrian clear zones on sidewalks.	Biophilia	Variety of seating options integrated in planting areas	A121, L1.01
Eng - Transpo.	3.18.3	Locate planters and rain gardens and other plaza elements to support flexible use of plaza and pedestrian permeability of plaza area.	Biophilia	Acknowledged	L1.01

Eng - Transpo.	3.18.4	Use continuous surface material and approach for plaza and adjacent frontages to create cohesive ground plane and emphasis pedestrian priority shared space.	Biophilia	Acknowledged	L1.01
Eng - Transpo.	3.18.5	Avoid fixed railings and permanent patios within the public realm adjacent to CRU's.	Cascadia Architects	See 3.8	—
Eng - Transpo.	3.18.6	Incorporate pedestrian lights (City to provide specification) in strategic locations within the plaza and along the Richmond and Birch St frontages. Approximately 5 – 7 pedestrian lights are envisioned, to be confirmed as part of design refinement.	Biophilia	Preliminary Landscape Lighting design provided. This design is subjected to the municipality preference and lighting fixtures and locations will change depending on direction provided by the City	L4.01
Eng - Transpo.	3.18.7	Staff propose to meet with applicant design team to share some conceptual layout options that address the above comments.	Cascadia Architects	Acknowledged	—
Eng-UG Utilities	4.1	Please provide proposed SS/SD sizes to ensure they are not oversized for the mains on Birch St.	JEAnderson	Preliminary service sizes have been shown, to be confirmed at building permit when mechanical consultant design the system.	A101
Eng-UG Utilities	4.2	A sanitary attenuation report is required. If attenuation is required, it must be shown on the plans prior to Committee of the Whole and staff will recommend that Council secure the commitment to attenuation through a legal agreement registered on title prior to final approval of the rezoning.	JEAnderson	No attenuation required.	Attenuation Report
Eng-Stormwater Mgmt.	5.1.1	A redesign of the plaza is required: Remove rain gardens	Biophilia	The rain gardens have been removed from the birch street plaza.	L1.01
Eng-Stormwater Mgmt.	5.1.2	Remove permeable paving.	Biophilia	Permeable paving has been removed from plaza and public access areas.	L1.01
Eng-Stormwater Mgmt.	5.1.3	Add stormwater treatment through the use of tree soil cells.	Biophilia	Stormwater treatment will utilize soil cells.	L1.01
Eng-Stormwater Mgmt.	5.1.4	All runoff from the plaza must be managed through the soil cells; volume target is minimum 32mm/24-hour rainfall event. Soil cells must incorporate storage reservoir, underdrain, and overflow to City storm main.	JEAnderson	Acknowledged details to be finalized at building permit.	—
Eng-Stormwater Mgmt.	5.2	This Development is in the Bowker Creek Watershed. The City of Victoria has endorsed the Bowker Creek Blueprint, which identifies the use of green stormwater infrastructure (GSI) as an action to improve Watershed health.	Cascadia Architects	Acknowledged	—
Eng-Stormwater Mgmt.	5.3	NOTE: The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open space as possible. The property owner may be eligible for financial incentives if the designs (such as for the green roof design and rain gardens) meet requirements as per the City's Rainwater Management Standards. Visit www.victoria.ca/stormwater for more information.	Biophilia	Permeable paving is provided in the parking area.	—
Parks Div.	6.1.1	Remove rain gardens, utilize soil cells for tree planting areas and incorporate stormwater management.	Biophilia	Acknowledged	L1.01
Parks Div.	6.1.2	Increase quantity and size of street trees to be planted along Richmond Rd. Parks preference is for at least three large, upright trees spaced accordingly.	Biophilia	Size and quantity of trees have been revised as requested	L2.01
Parks Div.	6.1.3	Increase size and quantity of street trees to be planted along Birch Ave., with a mix of medium and large broad trees spaced accordingly. Large trees should reach at least 10m at maturity.	Biophilia	Size and quantity of trees have been revised as requested	L2.01
Parks Div.	6.1.4	Please plant one street tree at 3.0m north-west of proposed driveway on Birch St.	Biophilia	Acknowledged	L2.01

Parks Div.	6.2.1	Trees in grates should be indicated with the required 450mm concrete banding behind back of curb.	Biophilia	Concrete banding added and grates are represented in plan	L1.01
Parks Div.	6.2.2	As per other note above, coordinate with staff to explore redesign options to improve public realm and street tree planting design.	Team	Acknowledged.	—
Parks Div.	6.2.3	Note: Refer to Subdivision and Development Servicing Bylaw No. 12-042, Schedule C for street tree installation and irrigation standards. Street tree planting locations, species selection, and the number of trees is subject to approval by the City of Victoria Parks Division.	Team	Acknowledged	—
Parks Div.	6.3	Coordinate site plan, landscape plan, civil plan, and arborist tree management plan, showing all trees, ID #'s, critical root zones and canopy spread for trees to be retained (trunk – scaled circle to represent the trunk where it meets the ground, protected root zone (PRZ) – scaled solid bold circle, and canopy – scaled fine dotted-line circle). Trees proposed for removal shall be identified with a red 'X'. Show proposed municipal trees.	Team	Acknowledged	—
Parks Div.	6.4	Tree #M1 is not in Parks inventory and Parks has no interest in taking ownership of it. Tree protection fencing for tree #M1 is not required.	Biophilia	Tree protection fencing removed from M1	L0.01
Parks Div.	6.5	Confirm safe retention of neighbour tree #1851 (and undersized trees #1852, 1853) that are contained within a concrete planter and outside of the building footprint, by utilizing vertical excavation and shoring, or other methods to reduce encroachment into the protected root zone (PRZ).	Talbot McKenzie	Refer to arborist report for information on tree retention and removal	—
Parks Div.	6.6	Note: Neighbour trees #OS1-OS2 are undersized. Tree permits for removal of the trees is not required; however, it is recommended that retention or removal of the trees is discussed and approved by the neighbour. Impact to the trees should be avoided, and damage to the trees is a civil matter.	Talbot McKenzie	Refer to arborist report for information on tree retention and removal	—
Parks Div.	6.7	Please provide a north arrow and metric bar scale on all relevant plans.	Cascadia Architects	Drawings revised throughout.	throughout
Parks Div.	6.8.1	Ensure the lot will achieve at least the tree minimum once all replacement trees are planted. The subject site has an area of approximately 1585m ² and Bylaw 21-035, Schedule F, requires that properties of this size have at least nine bylaw-protected trees on site following development. Trees shall first be selected from Part 1 of Schedule E replacement tree lists.	Biophilia	Given the geometry of the site it is impossible to provide the tree minimum on site. We currently are have eight (8) trees on site, which account for the five replacement trees required.	L2.01, L2.03
Parks Div.	6.9.1	Confirm safe retention of tree #1851, including outlining mitigation measures and low-impact construction methods to ensure it is not damaged during demolition and construction phases.	Talbot McKenzie	Refer to arborist report for information on tree retention and removal	—
Parks Div.	6.10.1	Please revise tree management plan to confirm safe retention of tree #1851, outlining mitigation measures if necessary.	Talbot McKenzie	Refer to arborist report for information on tree retention and removal	—
Parks Div.	6.10.2	Tree protection fencing for tree #M1 is not required (not in Parks inventory).	Biophilia	Acknowledged	L0.01
Parks Div.	6.10.3	Utilize revised site plan/landscape plan as underlay and show proposed utilities.	Cascadia Architects	Acknowledged	A101
Parks Div.	6.11.1	Please provide a replacement tree plan, prepared by an arborist or landscape architect. Refer to Tree Protection Bylaw No. 21-035, Schedule E, Section 4, for siting, soil volume, timing of planting, and size of stock requirements, including:	Biophilia	Acknowledged. Refer to tree planting plan.	L2.01 and L2.03

Parks Div.	6.11.1.1	Ensure replacement trees are selected from Part 1 of Schedule E replacement tree list (reaching at least 10m at maturity). If soil volumes or spacing does not allow for Part 1 trees, consideration will be given to Part 2 of Schedule E replacement trees at 2:1 replacement.	Biophilia	Acknowledged. Refer to tree planting plan.	L2.01 and L2.03
Parks Div.	6.11.2	Provide a completed soil volume table, ensuring each separate planting area containing a replacement tree shall be included and calculated in accordance with the tree bylaw, Schedule E. The applicant must demonstrate that appropriate soil volume will be provided for any Replacement Tree in accordance with the recommended targets in the tree bylaw, Schedule E, Section 3 and 4, or as approved by the Director.	Biophilia	Acknowledged. Refer to arborist report for soil volume table and to soil depth plans for information about soil depth and extensions.	L3.01 and L3.02
Parks Div.	6.11.3	Note: Refer to the soil volume table example in Schedule E, Section A, Part 2(g). Two bylaw-protected trees were previously removed without permit, including a shared Hawthorn tree (45cm DBH, in fair condition) at the south-east corner of 1909 Birch St. and site tree on the north end of the lot.	Biophilia	Acknowledged.	—
Parks Div.	6.12.1	Please indicate how 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2019).	Biophilia	More than 80% of the planting palette is composed by native and pollinator species. Refer to planting schedule for species and quantities	L2.00 and L2.04
Parks Div.	6.12.2	Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for street tree planting:	Biophilia	Root barriers provided and notes included in planting plans	L1.01, L2.01, L2.02
Parks Div.	6.12.2.1	Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD-P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.	Team	Acknowledged	—
Parks Div.	6.12.3	Required Parks inspections for street tree planting: 1. Inspection of excavated tree pits, soil cells, root barriers. 2. Inspection of tree stock prior to planting. 3. Inspection of installed tree - tree planting, grate/guard, stakes, etc. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.	Team	Acknowledged	—
Parks Div.	6.12.4.1	The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.	Team	Acknowledged	—
Parks Div.	6.13.1	Please show a separate water service and sleeving under hard surfaces on the site servicing plan for irrigation of the trees and plantings in the plaza, in accordance with the Subdivision and Development Servicing Bylaw. Include the following notes:	Biophilia	Irrigation sleeving shown in materials plan	L1.01

Parks Div.	6.13.1.1	All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, Schedule C to the Victoria Subdivision and Development Servicing Bylaw 12-042, and comply with the Irrigation Industry Association of BC standards.	Team	Acknowledged	—
Parks Div.	6.13.1.2	Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.	Team	Acknowledged	—
Parks Div.	6.13.2	Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.	Team	Acknowledged	—
Parks Div.	6.13.3	Required Parks inspections for irrigation: 1. Irrigation sleeving prior to backfilling. 2. Open trench mainline and lateral lines. 3. Pressure test. 4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).	Team	Acknowledged	—
Parks Div.	6.13.3.1	Note: installation of the water service to be at the expense of the applicant. Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree bend is required should be installed using 100mm SDR 28 GSX (22.5 degree) long sweeps. Please install at 400mm depth.	Biophilia	Acknowledged	—
Parks Div.	6.14.1	Tree permits may be required including a work in the protected root zone permit and a tree removal permit. As part of the work in the protected root zone permit, securities for retained trees will be required at a minimum of \$2,500 per tree up to a maximum total of \$2,500. A tree permit for the removal of trees approved for removal will be required. The permit will include securities of \$2,000 per replacement tree up to a maximum total of \$50,000. Please note the maximum amount of \$50,000 for securities is per tree permit.	Empresa	Acknowledged, and will be addressed at building permit stage.	—
Parks Div.	6.14.2	A permit to plant trees to meet the tree minimum is free and will be required following BP approval. Please submit a completed Tree Permit Application Form to Treepermits@victoria.ca indicating that Tree Minimum is the reason for applying. If planting within an existing PRZ this should be indicated in your application for PRZ tree permit.	Team	Acknowledged	—
Parks Div.	6.14.3	A fee of \$1250 will be required for each municipal tree to be planted.	Team	Acknowledged	—
Parks Div.	6.15.1	Street tree planting details should be shown on replacement tree plan or landscape drawings. Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Refer to Schedule B to the Subdivision and Development Servicing Bylaw No. 12-042 for City of Victoria Tree planting detail SD-P5.	Biophilia	City of Victoria Tree planting detail added to Details Page	L6.01
Permits & Inspect. Div.	7.1	Designer and structural engineer to ensure the building does not sway over the property line in the case of a seismic event.	Cascadia Architects	Acknowledged.	—
Permits & Inspect. Div.	7.2	Designer to provide spatial separations calculations in compliance with 3.2. of the BCBC.	Cascadia Architects	Spatial separation calculations revised.	A051
Permits & Inspect. Div.	7.3	Designer to demonstrate on plans that the Siamese connection will not be located so the hoses would be a tripping hazard for persons evacuating the building while they are connected.	Cascadia Architects	Drawings revised to show connection path and distance to nearest hydrant.	A101

Permits & Inspect. Div.	7.4	Protection of exits will be required at the glazing for CRU where the exits open out at the street level as per 3.2.3. of the BCBC.	Cascadia Architects	Exterior wall at CRU revised to remove unprotected opening.	A121
Permits & Inspect. Div.	7.5	Please show all items above clouded on plans	Cascadia Architects	Acknowledged	throughout
Permits & Inspect. Div.	7.6	Designer to show on plans that all exit landings meet the requirements of 3.4.6.4. Dimensions of Landings.	Cascadia Architects	Dimensions provided for all exit landings.	A120 - A126
Fire Dept.	8.1	1 Fire department connection must be on the address side of the building, within 45 meters of a hydrant and positioned in a way so hose lines do not present a tripping hazard for building access and egress. Current configuration has hose lines across main entrance door.	Cascadia Architects	See 7.3	—
Fire Dept.	8.2	Plan to install a BDA (bi-directional amplifier). During the design process you should plan on providing space for a signal booster to cover the below grade portions of the building. Typically, this involves 1.5m x 1.5m wall space in an equipment room, a 53mm conduit to the roof from the equipment room and conduits to each of the below grade levels for the installation of antennas. Provide documentation of either design or commitment to install by qualified electrical engineer at building permit submittal.	Cascadia Architects	Drawings revised to include BDA system in electrical room.	A120



February 7th, 2024

Drawing Revisions

1. Removal of tree protection fencing around tree M1 per Park's comments.
2. Changes to parking lot area:
 - a) Changes to parking lot design to accommodate new location of the PMT and new parking distribution by Architecture. Planted areas adapted to new layout.
 - b) Change of permeable asphalt for stamped pervious concrete as paving material for the parking lot as response to comment 1.6.5 from Development services. Stamped pervious concrete creates a better visual interest to this space while still allowing permeation of water into the ground.
3. Changes to birch street area and plaza:
 - a) Changes in layout of planting beds to provide bigger areas of planting and enough soil volume to include large trees along this front.
 - b) Inclusion of soil cells to create a continuous trench of soil that connects the planting beds together, achieving the soil volume necessary to sustain the trees in the plaza and along birch street.
 - c) Removal of permeable pavers and substitution for continuous concrete unit pavers, creating a uniform paving material across all public areas of the project.
 - d) Removal of fences delineating CRU patios. Instead, patios are going to be flexible in their use of the space as per municipal guidelines.
 - e) Removal of seating walls around the planters in favor of incorporated benches and seating platforms per sketch provided by the Municipality.
 - f) Removal of all rain gardens
4. Changes along Richmond Road:
 - a) Inclusion of street trees in grates and soil cells along Richmond Road frontage.
 - b) Removal of proposed rain garden and wooden platform along Richmond Road per Municipality comments.
 - c) Addition of seating platform at north end of Richmond Road and East façade.
 - d) Addition of bike racks in between street trees to better serve Richmond Road access from bike lane.
 - e) Addition of bike racks along eastern façade per architecture.
5. Inclusion of Irrigation notes per Municipality's comments.
6. Changes to planting species and planting quantities

7. Addition of three on-site replacement trees in parking lot area
8. Addition of two medium trees (Acer Rubrum) and four large trees (Quercus Garryana) along the birch street frontage and the corner plaza.
9. Addition of tree medium street trees (Armstrong Red Maple) in grates along Richmond Road frontage.
10. Addition of Street trees notes per municipality's comments.
11. Changes to parking lot planting as response to layout changes derived from PMT location and layout changes by architecture. Species and locations were reevaluated to provide the best screening possible of the parking lot per comment 1.6.3 from Development Services.
12. Changes on planting distribution and species to adapt to overall plaza and Birch St Changes. Planting palette mostly composed by pollinator and native species.
13. Change son soil depth distribution to accommodate layout changes and replacement trees proposed.
14. Changes to soil depth distribution along Birch Street frontage and plaza to reflect new layout of planting areas and soil cells addition to create a continuous soil trench.
15. Changes to soil depth distribution to show new extension of soil cells on Richmond Road frontage.
16. Addition of lighting plan L1. The lighting fixtures, types and locations in public areas are subjected to the Municipality's approval and advice.
17. Addition of lighting plan rooftop.
18. Update of all sections to illustrate new conditions.
19. Addition of SD P5 City of Victoria standard detail per municipality's comments.
20. Addition of standard tree grate detail

END OF REVISIONS